

092.0

0010

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel

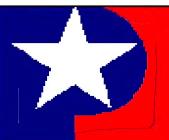
652,800 / 652,800

USE VALUE:

652,800 / 652,800

ASSESSED:

652,800 / 652,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BEHBAKHT MEHRY FATEMEH

Owner 2:

Owner 3:

Street 1: 2 YERXA RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: REGAN FRANCIS J -

Owner 2: -

Street 1: 2 YERXA RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .179 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1365 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7818		Sq. Ft.	Site		0	70.	0.84	5									458,177						458,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7818.000	194,600		458,200	652,800		59983
							GIS Ref
							GIS Ref
							Insp Date
							11/20/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	101	FV	194,600	0	7,818.	458,200	652,800		Year end	12/23/2021				
2021	101	FV	187,900	0	7,818.	458,200	646,100		Year End Roll	12/10/2020				
2020	101	FV	187,900	0	7,818.	458,200	646,100		646,100 Year End Roll	12/18/2019				
2019	101	FV	167,000	0	7,818.	464,700	631,700		631,700 Year End Roll	1/3/2019				
2018	101	FV	167,000	0	7,818.	346,900	513,900		513,900 Year End Roll	12/20/2017				
2017	101	FV	167,000	0	7,818.	314,200	481,200		481,200 Year End Roll	1/3/2017				
2016	101	FV	167,000	0	7,818.	301,100	468,100		468,100 Year End	1/4/2016				
2015	101	FV	166,200	0	7,818.	255,300	421,500		421,500 Year End Roll	12/11/2014				

SALES INFORMATION								TAX DISTRICT			ACTIVITY INFORMATION		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
REGAN FRANCIS J	46183-312		9/29/2005		423,000	No	No			11/20/2018	MEAS&NOTICE	CC	Chris C
	26596-98		8/20/1996			No	No	A		1/6/2009	Meas/Inspect	345	PATRIOT
										1/11/2006	MLS	MM	Mary M
										3/8/2000	Inspected	276	PATRIOT
										2/4/2000	Measured	264	PATRIOT
										8/3/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA _____

INTERIOR INFORMATION

Avg Ht/FL: STD		
Prim Int Wal	1	- Drywall
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	3	- Hardwood
Sec Floors:	3	- Hardwood
Bsmnt Flr:	14	30 % - Asphalt Tile
Subfloor:		
Bsmnt Gar:	1	
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:		
Heat Fuel:	2	- Gas
Heat Type:	1	- Forced H/Air
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

MOBILE HOME

Make:

odel:

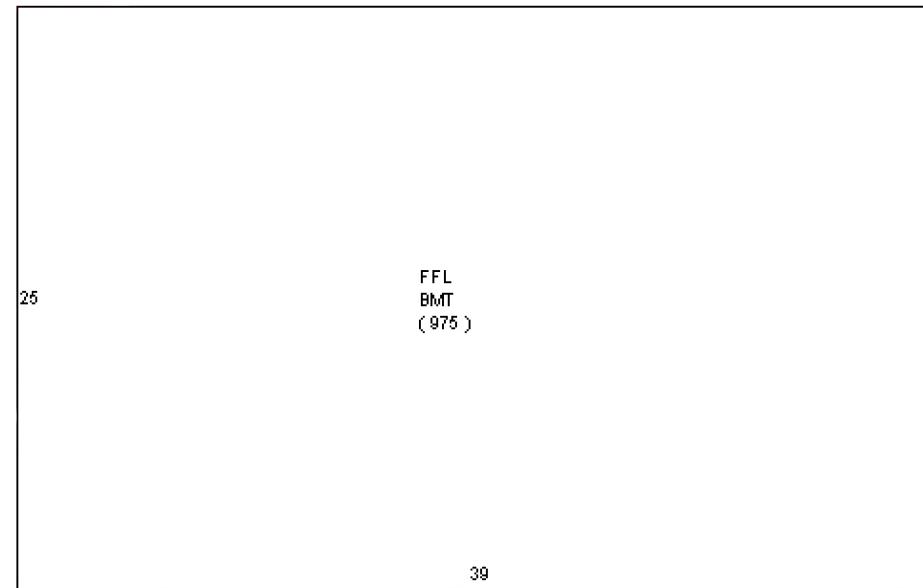
Serial #

PARCEL ID 092.0-0010-0001

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1980	0.00	T	31.2	101						

SPEC FEATURES/YARD ITEMS

SKETCH



3

SUB AREA DETAIL

IMAG

AssessPro Patriot Properties, Inc

